



OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

HEARING DATE:	March 14, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.	See Below	Applicant:	City of Costa Mesa
Site Address:	Citywide	Zone:	Mixed Use Overlay Zone
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt –per Section 15061(b) (3) General Rule
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The *proposed project* involves City-initiated Urban Plan Amendments to amend development regulations and to provide additional clarification/discussion related to mixed-use, live/work, and residential development in the overlay zones (as applicable), for the following Urban Plans:

Urban Plan Description:

- *SP-05-06 A1 - SoBECA Urban Plan:* The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west).
- *SP-05-07 A1 - 19 West Urban Plan:* The 19 West Urban Plan area consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue. The mixed-use overlay zone allows horizontal and vertical mixed-use development pursuant to an approved site-specific Master Plan. Live/work development may also be approved, but the Mesa West Bluffs Urban Plan development standards related to live/work development must be applied.
- *SP-05-08 A2 - Mesa West Urban Plan:* The Mesa West Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits. Light Industrial General Plan land use designations comprise the plan area. The mixed-use overlay zone allows live/work or residential development pursuant to an approved site-specific Master Plan. ***This Plan was amended by Council in 2009.***
- *SP-05-09 A1 - Mesa West Residential Ownership Urban Plan:* This overlay plan area consists of 238 acres of high- and medium-density residential uses. In the mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved site-specific Master Plan.

Amendment Description:

The Urban Plan amendments generally relate to the following:

- (1) Develop new architectural exhibits and illustrative exhibits of desirable architectural prototypes to promote architectural excellence.
- (2) Revise Certain Development Standards in specified Urban Plans.
- (3) Increase Open Space Requirements.
- (4) Promote architectural excellence, transitioning, and integration.
- (5) Promote and better define work space in live/work unit.

Environmental Determination: Exempt per Section 15061(b) (3) General Rule.

Public Comments: A copy of the application can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to **3:00 pm** on the day of the hearing (see date above). Please note that no copies of written communication will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

See chart below

Table A – Proposed Urban Plan Amendment

Proposed Text Amendment	SoBECA	19 West	Mesa West Bluffs	Residential Ownership
1. Urban Plan Boundaries and Architectural Exhibits:				
• Reflect No Changes to Urban Plan Boundaries	No Change	No Change	No Change	No Change
• Develop new architectural exhibits and illustrative exhibits of desirable architectural prototypes to promote architectural excellence.	■	■	■	■
2. Revise Certain Development Standards.				
• Add provision allowing development lots of less than one acre provided that the development standards are met.	■	■	■	■
• Increase 10-foot front setback requirement to a 15-foot front setback.	■	■	■	NA
• Remove all references to tandem garages.	■	■	■	NA
• Clarify that other development standards from different urban plans may apply to a project.	■	■	NA	NA
3. Increase Open Space Requirements.				
• Increase minimum 10% open space requirement to 30%, but allow a 10% allowance for roof deck areas.	■	■	■	NA
• Allow square footage of roof decks to be partially counted towards the open space requirement. (10% allowance).	■	■	■	NA
4. Promote architectural excellence, transitioning, and integration.				
• Add design guidelines or standards such as stepped elevations from two-story to three-story along street frontage to avoid shear walls along minimum front setback.	■	■	■	■
• Require very distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development.	■	■	■	■
• Require commitment to the originally-approved color board and materials for the project, unless otherwise modified by Planning Commission	■	■	■	■
5. Promote and better define work space in live/work unit.				
• Mandate that work spaces cannot include a bathroom with a shower/or bath.	■	■	■	NA
• Preclude use of any units for short-term vacation rentals, boarding house use, Air B&B, etc.	■	■	■	NA
• Require that work spaces be specifically designated for office/commercial purposes and cannot be used as a bedroom. Buyer notification required.	■	■	■	NA

Notes: "NA" indicates not applicable.

"■" indicates that the Proposed Urban Plan Amendment shall include this change, as described.